

AGENDA FOR THE PLAN COMMISSION

1
Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, September 14, 2021 – **5:15 PM**

Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin

Member Notices: M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall, and M. Boeggner.

Others Noticed: T. Pinion, C. Bradley, Mayor R. Nelson, Cliff Bobholz, Dieter Maiwald, Luke Pelton, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve August 17, 2021 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

- a. Public Hearing to consider the request of Cave Enterprises Operations, LLC (Owner), and D&L Signs, Inc. (Applicant) for a Conditional Use Permit for an electronic variable message sign to be located at 800 State Road 136, in a B-3 Highway Oriented Business District, City of Baraboo, Sauk County, Wisconsin.

4. New Business

- a. Consider Cave Enterprises Operations, LLC's (Owner), and D&L Signs, Inc.'s (Applicant) request for a Conditional Use Permit for an electronic variable message sign to be located at 800 State Road 136, in a B-3 Highway Oriented Business District, City of Baraboo, Sauk County, Wisconsin.
- b. Review and approve the proposed site plan for Phase 1 of Cornerstone Village LLC's residential development on the former Jackson Property that consists of four 16-unit multi-family residential apartment buildings on the 5.51-acre lot in the northwest corner of said Jackson Property, being Lot 1 of of CSM No. 7072, City of Baraboo, Sauk County, Wisconsin, located at 1606 8th Street.

5. Adjournment

Mike Palm, Mayor Designee
Agenda prepared by Kris Denzer, 355-2730, Ext. 7309
Agenda Posted by Kris Denzer on September 08, 2021

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting August 17, 2021

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Tom Kolb, Dee Marshall, and Matthew Boeggner. Jim O'Neill was absent.

Also in attendance were Tom Pinion, Mayor Rob Nelson, and Meg Roback.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Franzen to approve the minutes of July 20, 2021 meeting.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearing

- a. The request of JDJE, LLC for a Conditional Use Permit to allow the construction of a hotel to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the northerly 254 feet of Lot 3 of CSM No. 611, City of Baraboo, Sauk County, Wisconsin, located at 932 Gateway Drive – There being no speakers, the hearing was declared closed.

New Business

- a. Consider JDJE, LLC's request for a Conditional Use Permit to allow the construction of a hotel to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the northerly 254 feet of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin, located at 932 Gateway Drive – Pinion presented the background for this request. He said that it was a little over 14 months ago that the Commission review a CUP request for the same purpose on the same location. He said because nothing occurred within 12 months it was considered invalid. Pinion said that Meg Roback of ADCI submitted a very informative narrative that was included in the Commission's packet. It was moved by Wedekind, seconded by Marshall to approve the request for a Conditional Use Permit to allow the construction of a hotel at 932 Gate Drive as presented. On roll call vote for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion carried 7-0.
- b. Review and approve site plan for a proposed four-story, 81-room hotel on the northerly 254 feet of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin, located at 932 Gateway Drive – Pinion presented background to the Commission. He said that the development team has a very high level of interest in doing this; however, they are looking for the comfort level of the zoning to be able to do it before they invest a tremendous amount of time and effort in producing this. Kolb asked if they are looking for a green energy building if it would be appropriate to make that a condition of the site plan review, Pinion answered in the affirmative. It was moved by Kolb to approve the proposed site plan with the future review and approval of the stormwater management plan, landscaping, lighting, signage, sustainable building materials, and color palette and materials. O'Neill seconded the motion. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. Nay – 0, motion carried 7-0,
- c. Review and approve a 1-Lot Certified Survey Map for the City of Baraboo in the NE ¼ of the SW ¼ in Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin, located at 1606 8th Street – Pinion presented the background for this item. Pinion said that this is part of the Jackson Property, owned by the City. It was moved by Kolb, seconded by O'Neill to approve the 1-Lot Certified Survey

Map as presented. On roll call vote for the motion, Ayes – O’Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

Adjournment - It was moved by Kolb, seconded by O’Neill adjourn at 5:31 p.m. The motion carried unanimously.

Mike Palm
Mayor Designee

PLAN COMMISSION ITEM SUMMARY
September 14, 2021

SUBJECT: CONSIDER CAVE ENTERPRISES OPERATIONS, LLC'S (OWNER), AND D&L SIGNS, INC.'S (APPLICANT) REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ELECTRONIC VARIABLE MESSAGE SIGN TO BE LOCATED AT 800 STATE ROAD 136, IN A B-3 HIGHWAY ORIENTED BUSINESS DISTRICT, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM A: The owners of the new Burger King would like to install a new monument sign at 800 State Road 136. The proposed sign includes a 12 sq ft electronic variable message sign and all such signs are regulated as Condition Use Permits. Following is an excerpt from the definitions section of our Zoning Code:

Electronic Variable Message Sign. A sign that displays messages where the message may be changed electronically, either by using a frame by frame display or by scrolling the message. This sign shall not change the message displayed at intervals of less than two seconds, not shall a scrolling message travel at a rate slower than 16 light columns per second or faster than 32 columns per second. This sign shall only display letters or numbers of no art animations or graphics may be displayed. This sign shall not contain, include or be illuminated by lights or illuminations that flash, scintillate, blink, flicker, vary in intensity, nor shall such signs be illuminated to a degree of brightness that is greater than necessary for adequate visibility, using standards applied by the Wisconsin Department of Transportation.

For comparison sake, the following is a summary of the DOT's standards for variable message signs as contained in Section 84.30(4)(bm) Stats, which basically says the message must be:

- completely static while displayed
- be displayed for 6 seconds or more
- change within 1 second
- lighted only to the brightness needed to make it visible, so that it is not hazardous to motorists – must not flash

Since this sign is located on a State Highway, it may be appropriate to make compliance with the DOT's standards a condition of approval.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – Conditional Use Review and Approval, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

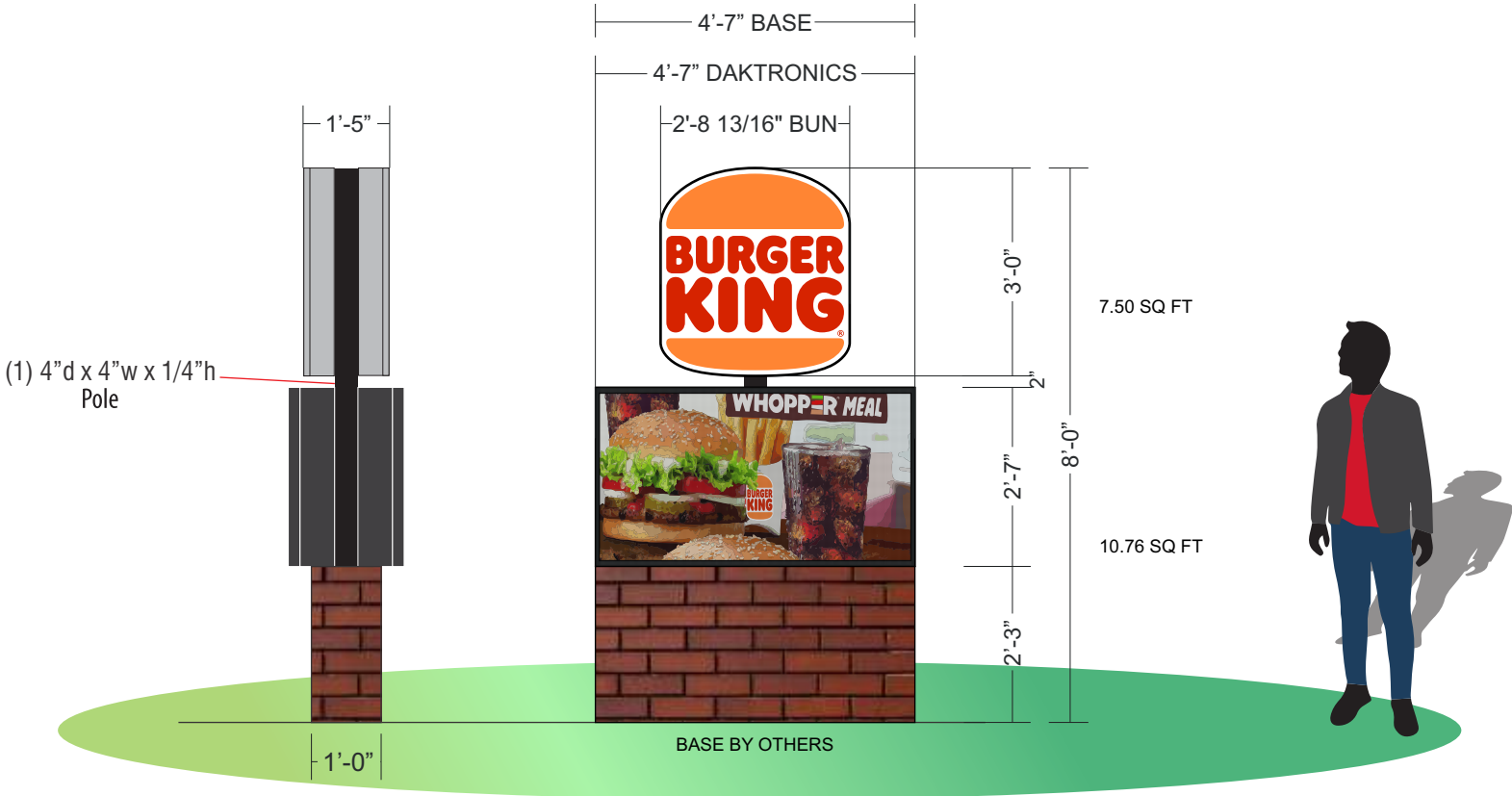
SUBJECT: REVIEW AND APPROVE THE PROPOSED SITE PLAN FOR PHASE 1 OF CORNERSTONE VILLAGE LLC'S RESIDENTIAL DEVELOPMENT ON THE FORMER JACKSON PROPERTY THAT CONSISTS OF FOUR 16-UNIT MULTI-FAMILY RESIDENTIAL APARTMENT BUILDINGS ON THE 5.51-ACRE LOT IN THE NORTHWEST CORNER OF SAID JACKSON PROPERTY, BEING LOT 1 OF OF CSM NO. 7072, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, LOCATED AT 1606 8TH STREET.

SUMMARY OF ITEM B: At last month's meeting, the Plan Commission approved a Certified Survey Map for this 5.51-acre lot. The applicant has provided a complete submittal including a site plan, landscaping plan, storm water management plan, site lighting plan, and colored renderings that include a list of building materials. Cornerstone Village LLC has also provided a description of their sustainable building practices and one of their representatives will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.47 – Site Plan Review and Approval, I have found the application to be complete and reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny Site Plan



SIGN DETAIL: 3'-0" BUN LOGO W/ 2'-7" X 4'-7" DAKTRONICS
FACE: W/ CLEAR PCB FACES SECOND SURFACE 3M VINYL
COLORS: 3630-84 TANGERINE; 3630-143 POPPY RED; 3635-30 WHITE DIFFUSER
EMC: DAKTRONICS (FULL COLOR DIGITAL DISPLAY)
ILLUMINATION: 5000K LED LIT / DOUBLE SIDED LED SPACED @ 650 LUMENS / FT
BASE: 2'-3" X 4'-7" (BASE BY OTHERS)



COLOR NOTES

- VINYL # 3630-84 TANGERINE
- VINYL # 3630-143 POPPY RED
- VINYL # 3635-30 WHITE DIFFUSER

REVISION

1.	XXXXX
2.	XXXXX
3.	XXXXX
4.	XXXXX

ARTIST

MW

CLIENT

BURGER KING RETRO

SCALE

3/8" = 1'-0"

DATE

08/25/21

LOCATION

800 WI-136, BARABOO, WI 53913

H: MARKETING DESIGN / CDR / B / BURGER KING / BARABOO, WI.cdr



DEPARTMENT
ART

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

6

EXCEL

ARCHITECTS • ENGINEERS • SURVEYORS

Always a Better Plan

100 Camelot Drive

Fond Du Lac, WI 54935

Phone: (920) 926-9800

www.EXCELENGINEER.com

PROJECT INFORMATION

PROPOSED BURGER KING FOR:
CAVE ENTERPRISES
800 WI-136 • BARABOO, WI 53913

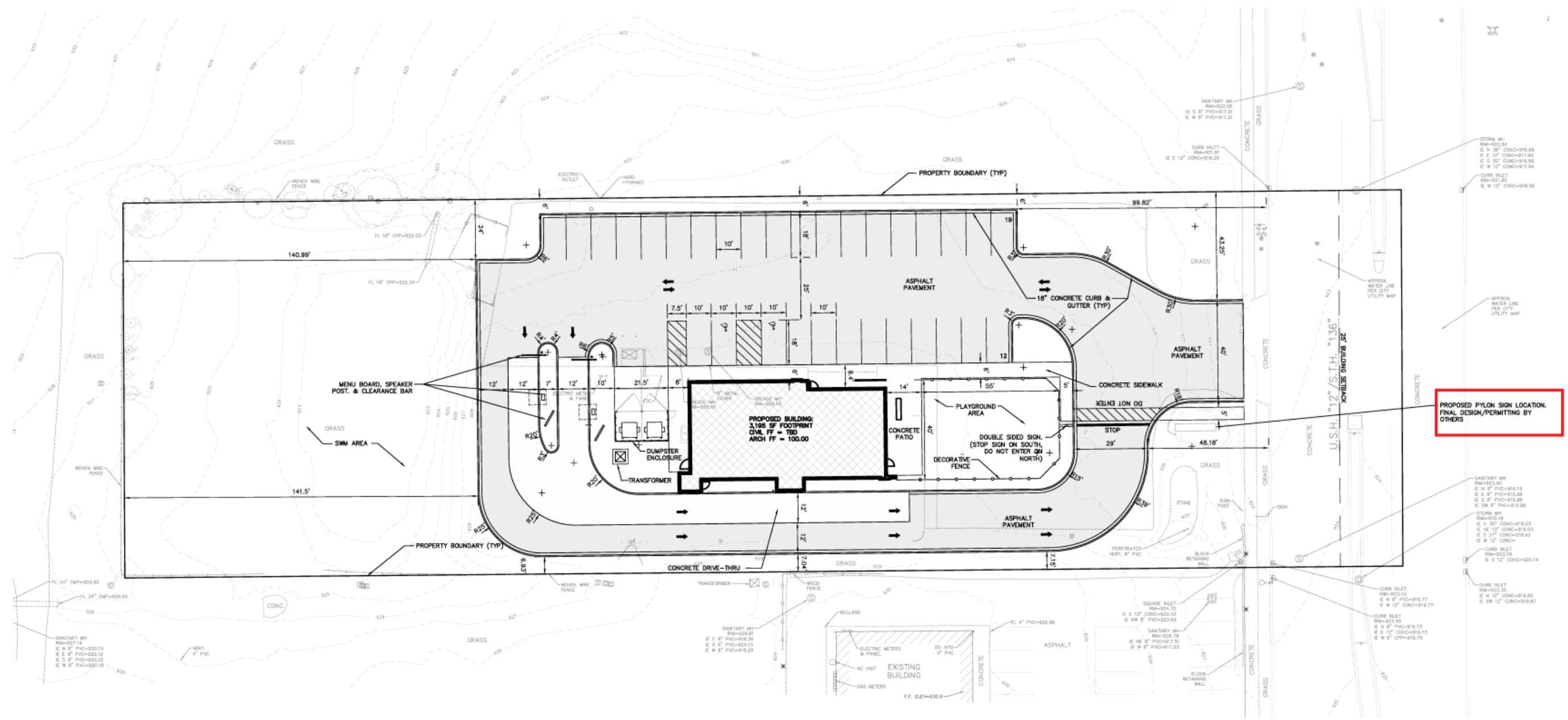
PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 12, 2021

JOB NUMBER
2105700

SHEET NUMBER
C1.1

NOT FOR CONSTRUCTION



SITE INFORMATION:

PROPERTY ADDRESS: 800 WI-136
TAX PARCEL NUMBER: 206-1152-60000

PROPERTY AREA: 1.44 AC
EXISTING ZONING: B-3 (HIGHWAY ORIENTED BUSINESS)
PROPOSED ZONING: B-3 (HIGHWAY ORIENTED BUSINESS)
EXISTING USE: VACANT RESTAURANT
PROPOSED USE: NEW QUICK-SERVE RESTAURANT W/ DRIVE-THRU
AREA OF SITE DISTURBANCE: TBD

SETBACKS: BUILDING: FRONT (EAST) = 25'
SIDE (NORTH/SOUTH) = 0'
REAR (WEST) = 0'
STREET (EAST) = 25'

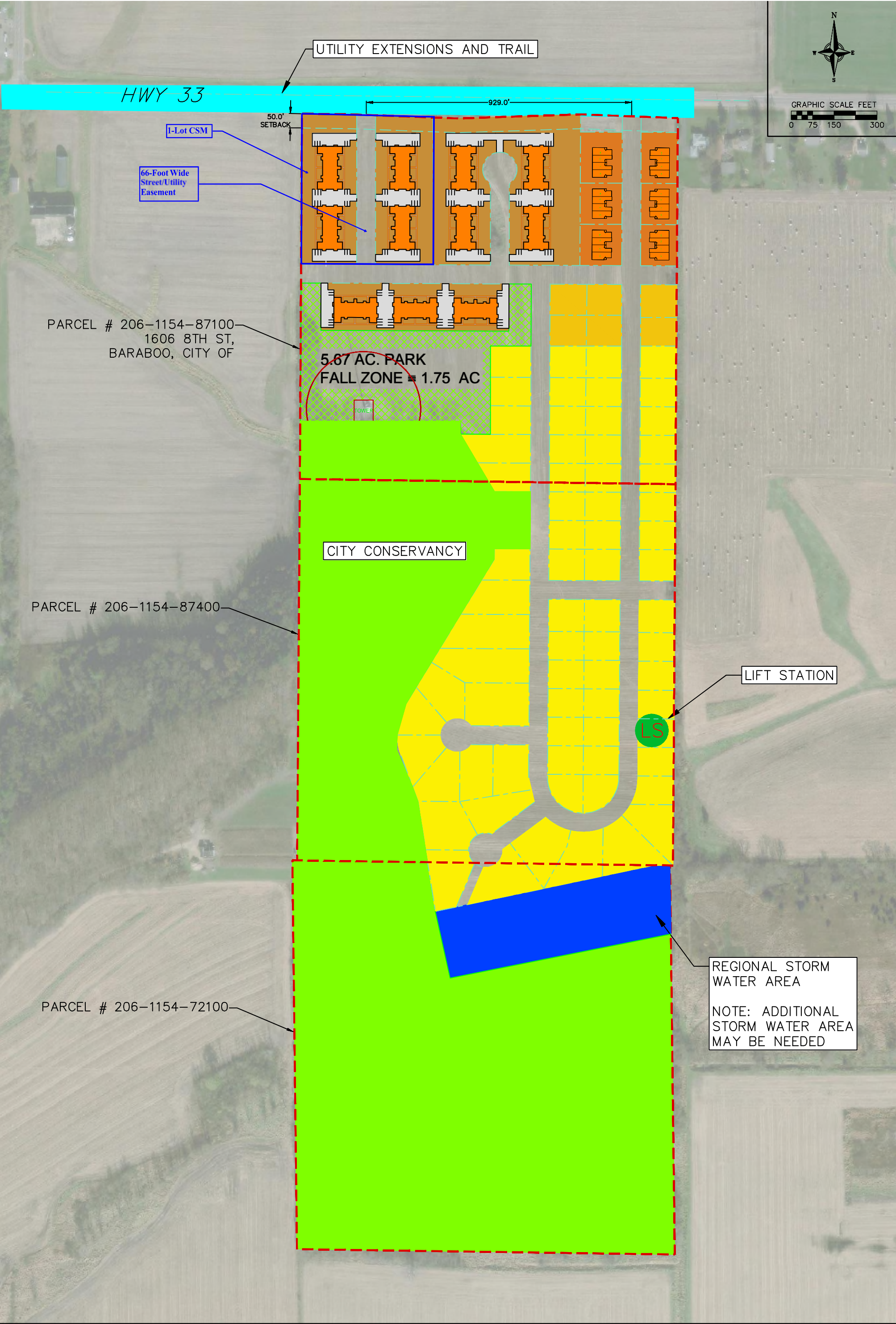
PROPOSED BUILDING HEIGHT: 23' TO TOP OF ARCH. TOWER ELEMENT (MAX. HEIGHT ALLOWED: 40')

PARKING REQUIRED: 1 SPACE PER 150 S.F. OF RETAIL FLOOR SPACE
3,195 SF BUILDING FOOTPRINT=22 SPACES REQ.

PARKING PROVIDED: 31 SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2
BUILDING OCCUPANCY CLASSIFICATION = A-2
CLASS OF BUILDING CONSTRUCTION = VB



CIVIL SITE PLAN



As prepared by:
G GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 821-500
DRAFTED BY: A. JEROME
CHECKED BY: SPH
PROJ. 821-500
DWG. 821-500 SHEET 1 OF 3

SEAL:



DATE: 8/10/2021

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

BEING A PART OF THE NE1/4 OF THE SW1/4, SECTION 31, T. 12 N, R. 7 E, CITY OF BARABOO,
SAUK COUNTY, WISCONSIN.

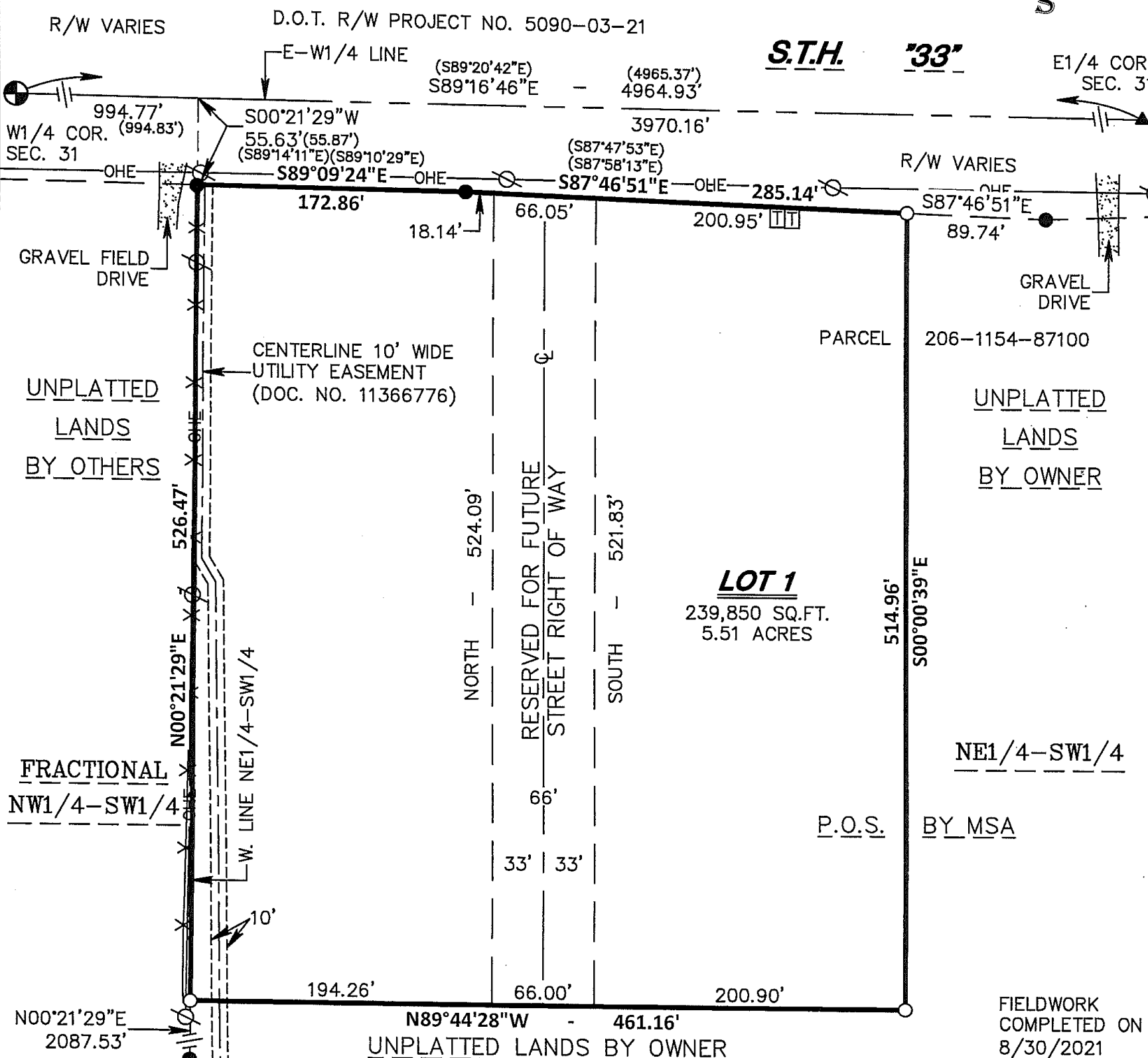
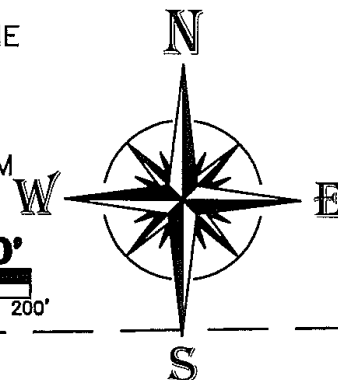
Volume _____, Page _____

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊕ 3 1/2" ALUMINUM MON. FND. & WITNESSES FND. & VERIFIED () PREVIOUS SURVEY OR RECORD INFO.
- ▲ PK NAIL FND. & WITNESSES FND. & VERIFIED
- ⊗ POWER POLE
- OHE—OVERHEAD UTILITY LINE
- TELEPHONE PEDESTAL

BASIS OF BEARINGS: IS THE E-W1/4 LINE, SECTION 31, WHICH BEARS S89°16'46"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 100'



CLIENT/OWNER: CITY OF BARABOO
C/O THOMAS PINION
101 SOUTH BOULEVARD
BARABOO, WI 53913

GREENFIELD ESTATES PHASE 1

INFRASTRUCTURE IMPROVEMENTS

BARABOO, WISCONSIN

PRELIMINARY NOT FOR CONSTRUCTION



- SAUK COUNTY |

WISCONSIN

CITY OF BARABOO

—PROJECT LOCATION

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5	SITE PLAN
6	OVERALL GRADING PLAN
7	PHASE 1 GRADING PLAN
8	UTILITY PLAN
9–11	LANDSCAPE PLAN
12–16	DETAILS

[illegible]

DATE	SEP 2021
DRAFTER	TPIL
CHECKED	NPFA
PROJECT NO.	210115
SHEET	

ISSUED DATE: XX/XX/2021



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SITE BENCHMARKS



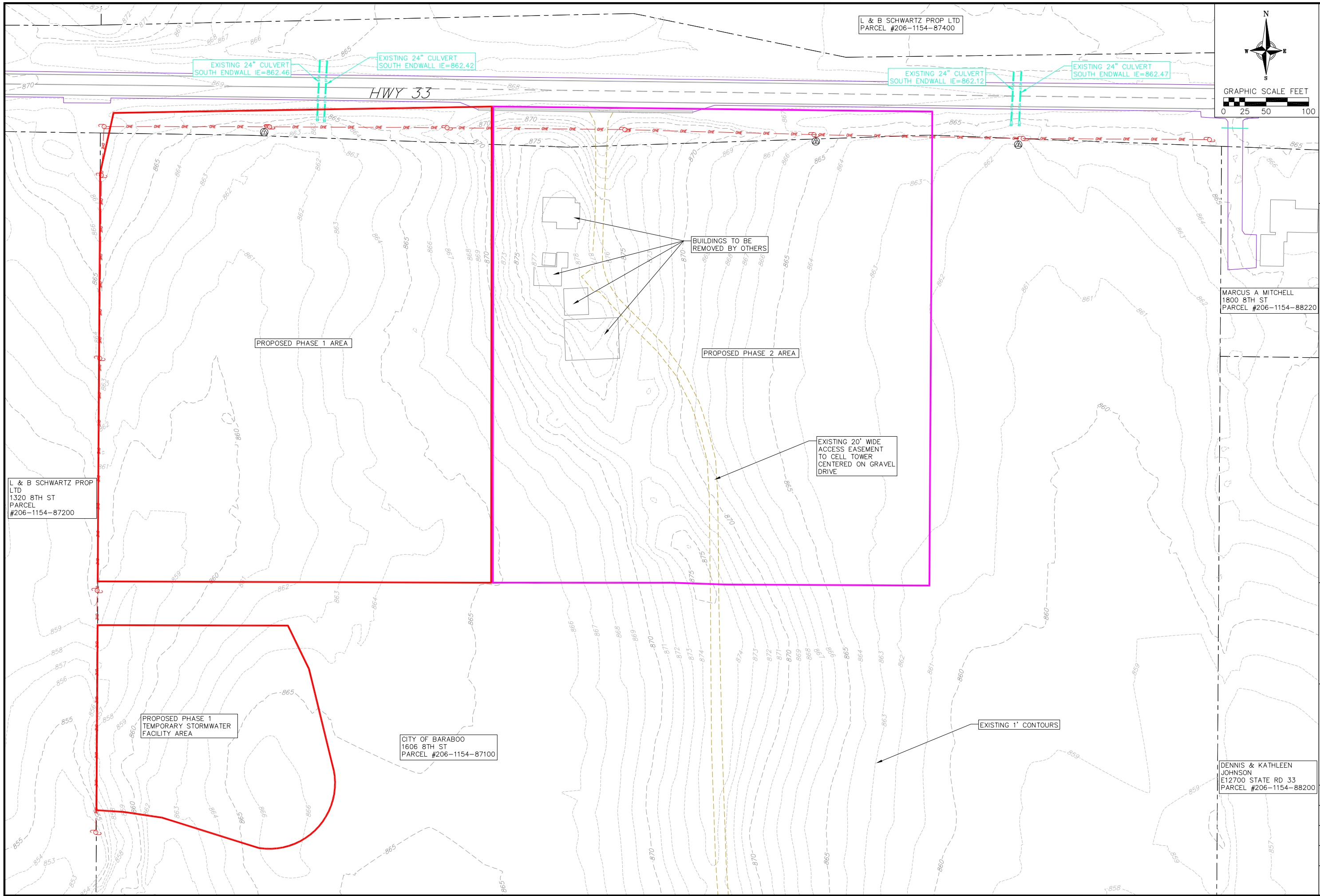
BASE OF POWER POLE
NORTHING=238817.713
EASTING=658245.797
ELEV = 864.173
SHEET 3

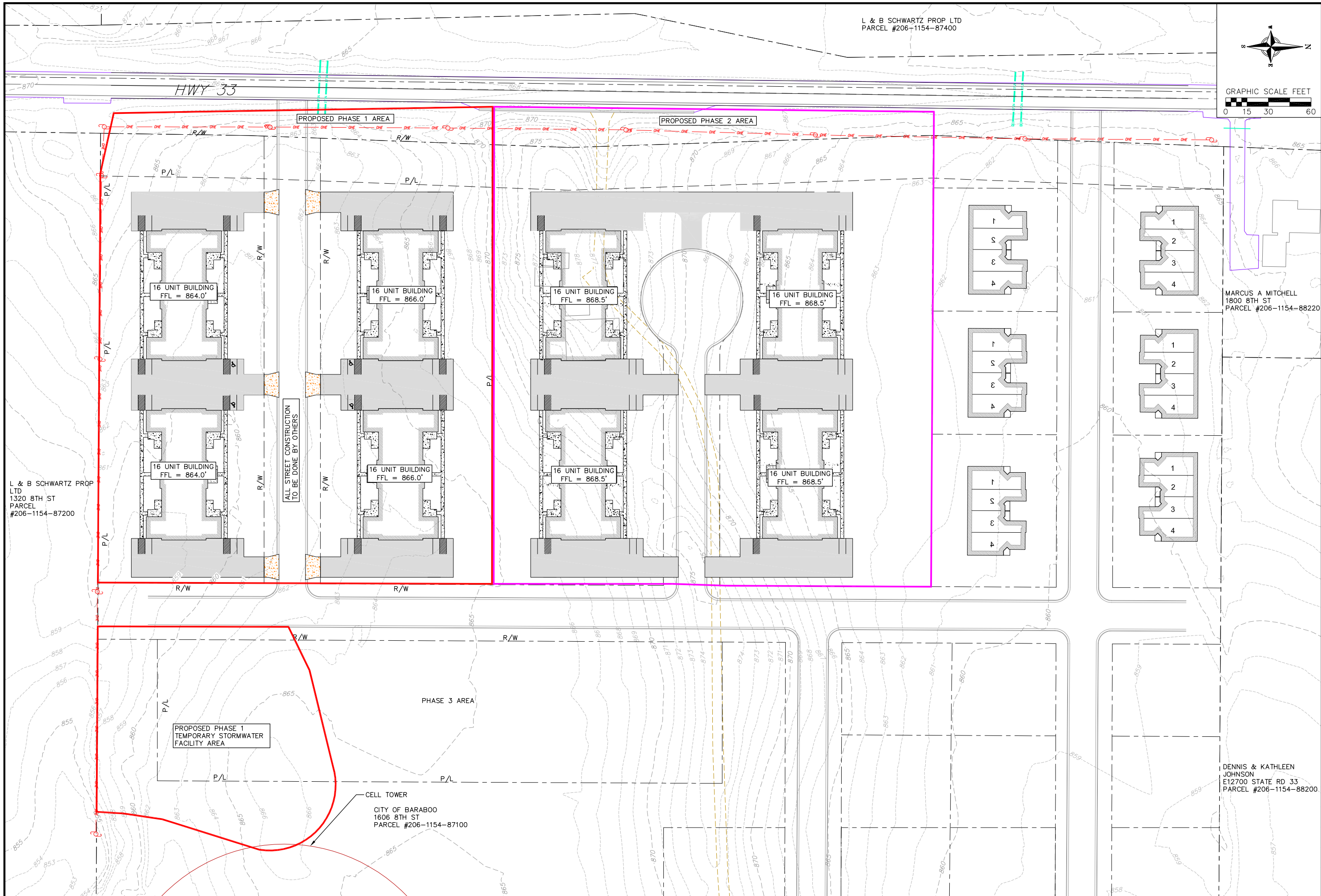


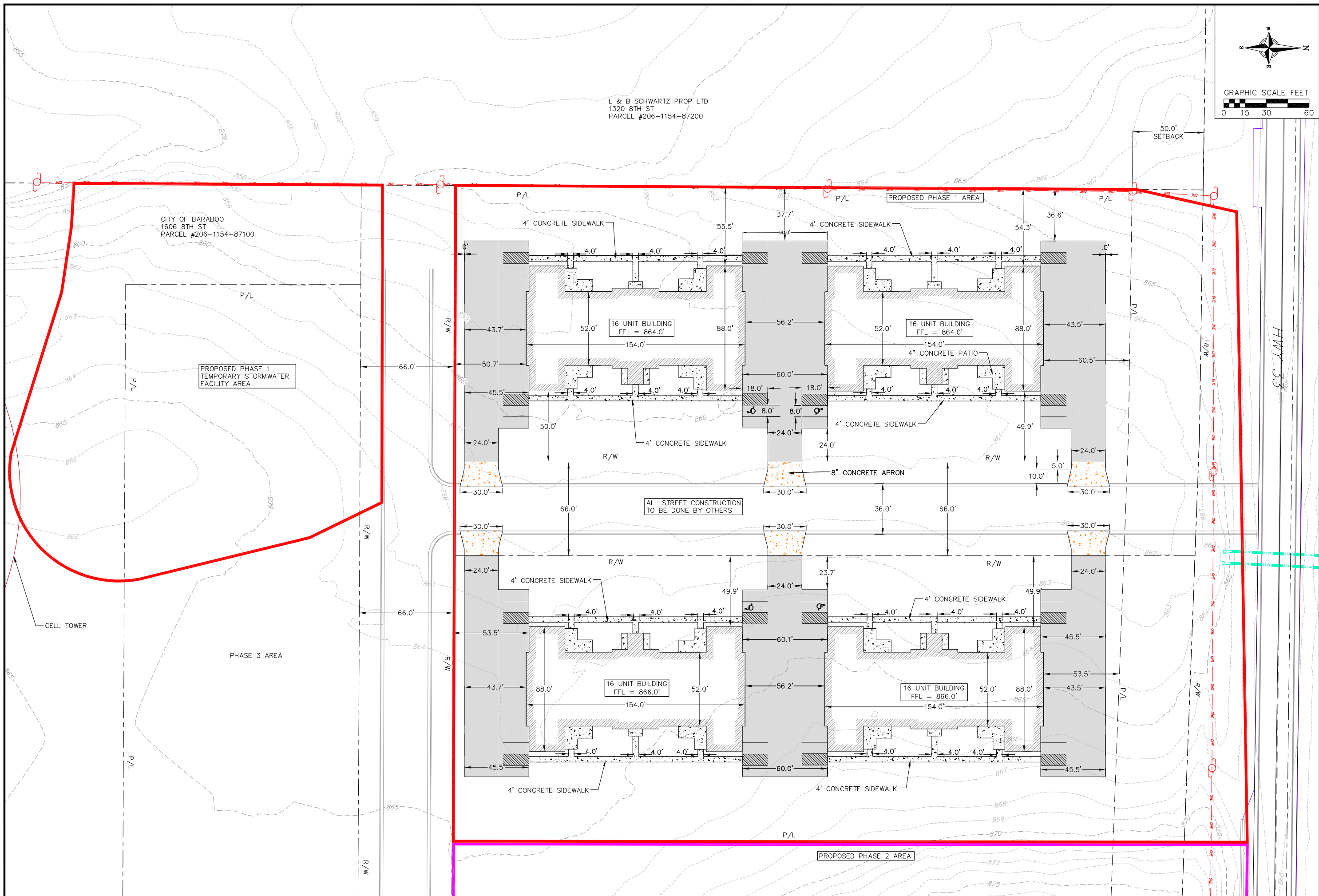
BASE OF POWER POLE
NORTHING=238808.505
EASTING=658884.614
ELEV = 865.665
SHEET 3



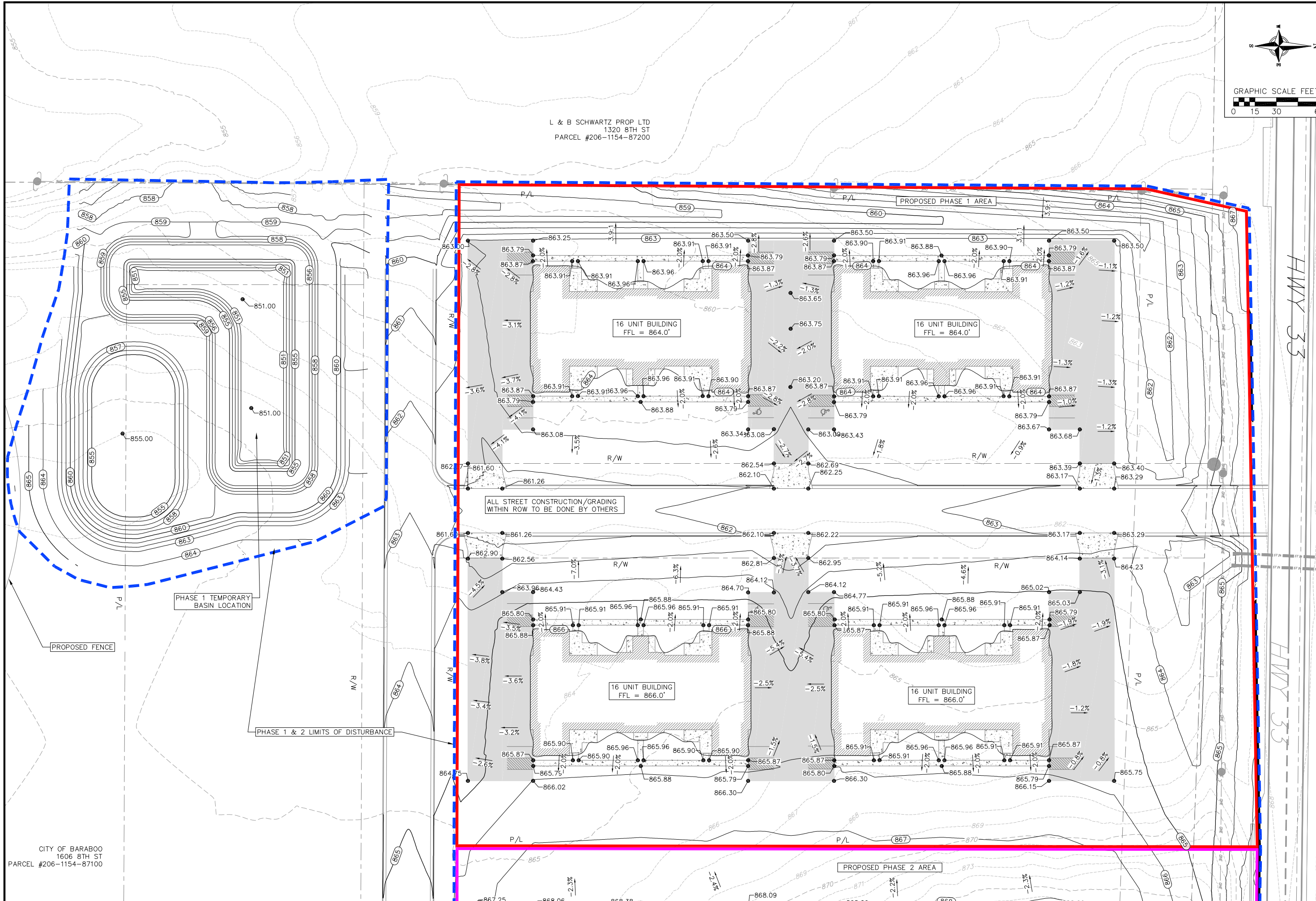
BASE OF POWER POLE
NORTHING=238803.936
EASTING=659130.048
ELEV = 862.806
SHEET 3







DATE		REVIEWS		REVIEWS		<h1 style="text-align: center;">SITE PLAN</h1> <p style="text-align: center;">GREENFIELD ESTATES - PHASE 1</p> <p style="text-align: center;">PELTON BUILDERS</p> <p style="text-align: center;">BARABOO, WISCONSIN</p>
SEP 2021		NO.	DATE	NO.	DATE	
DRAFTER						
TPIL						
CHECKED						
NPFA						
PROJECT NO.						
210115						
SHEET						
5		OF 16				

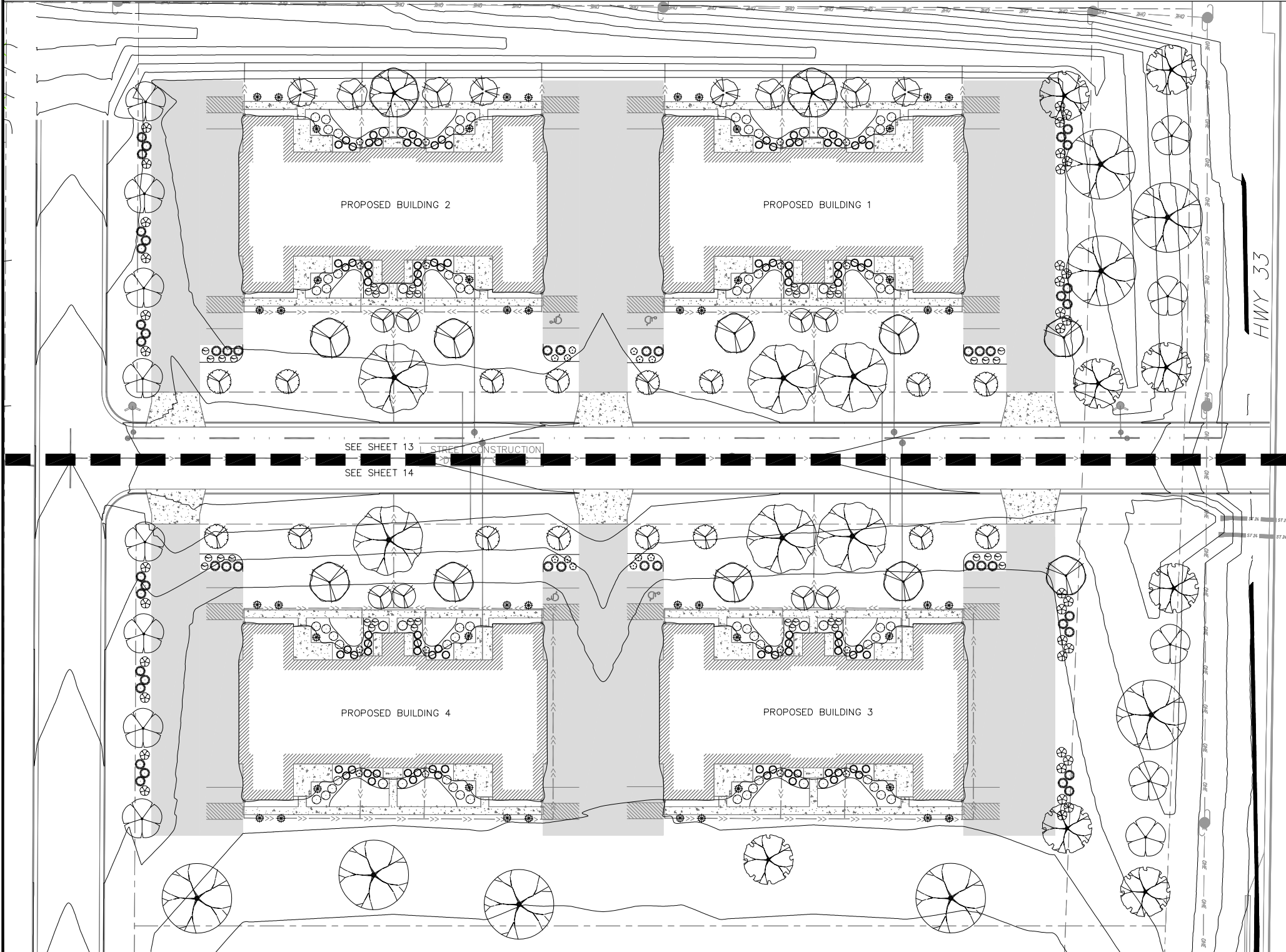


02 Sep 2021 - 10:31a R:\Pelton\210115 - City of Baraboo Apartments\CADD\Pelton East Baraboo Apartments - Landscape Plan.dwg by: jpl

©Vierbicher Associates, Inc.

City of Baraboo Landscape Points Greenfield Estates - Phase 1											
Zoning: Five family and up Residential District										Date: 08.27.2021	
Buildings 1-2									Points Req.	Points Provided	
Building Foundation	1,174	/	100	=	11.7	x	50	=	587	588	
50 points per 100 Linear Feet, located within 10 feet of building											
Developed Lots	36,000	/	1,000	=	36	x	20	=	720	723	
20 points per 1,000 Gross Floor Area											
Street Frontage	910	/	100	=	9.1	x	50	=	455	455	
50 points per 100 Linear Feet, 50% min. c/limax or tall trees, 30% min. small trees											
Paved Area											
Parking Stalls	16	/	20	=	0.8	x	100	=	80		
Pavement Area	21,587	/	10,000	=	2.16	x	100	=	216	218	
100 points per 20 stalls or 10,000 sq. ft. pavement, 30% min. c/limax or tall trees, 40% min. shrubs											
							Total		1,978	1,984	

Buildings 3-4											
										Points Req.	Points Provided
Building Foundation	1,174	/	100	=	11.7	x	50	=		587	588
50 points per 100 Linear Feet, located within 10 feet of building											
Developed Lots	36,000	/	1,000	=	36	x	20	=		720	743
20 points per 1,000 Gross Square Feet											
Street Frontage	924	/	100	=	9.24	x	50	=		462	465
50 points per 100 Linear Feet, 30% min. c/limax or tall trees, 30% min. small trees											
Paved Area											
Parking Stalls	16	/	20	=	0.8	x	100	=		80	
Pavement Area	21,587	/	10,000	=	2.16	x	100	=		216	218
100 points per 20 stalls or 10,000 sq. ft. pavement, 30% min. c/limax or tall trees, 40% min. shrubs											
Total										1,985	2,014



PLANT SCHEDULE

MEDIUM DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	1.5"Cal	2
PF	Prunus sargentii 'Pink Flair' / Sargent Cherry	B & B	6' ht.	4
TALL DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
CO	Celtis occidentalis / Common Hackberry	B & B	1.5"Cal	6
TAM	Tilia americana 'McKsentry' TM / American Sentry Linden	B & B	1.5"Cal	10
CLIMAX TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
GB	Ginkgo biloba 'Autumn Gold' TM / Maldenhair Tree	B & B	2"Cal	8
QC	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak	B & B	2"Cal	8
LOW DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
AL	Amelanchier laevis / Allegheny Serviceberry (multi-stem)	B & B	6' ht.	4
MA	Malus x 'Adirondack' / Adirondack Crabapple	B & B	6' ht.	8
MSS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	6' ht.	13
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	6' ht.	16
LOW EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.	96
LOW EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.	48
MEDIUM DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	Cont.	5 Gal.	28
Va	Viburnum dentatum 'Chikstom' TM / Blue Muffin Arrowwood Viburnum	Cont.	5 Gal.	16
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.	64
MEDIUM EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	5 Gal.	50
TALL DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Csa	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.	36
Csf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	Cont.	5 Gal.	40

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.


LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

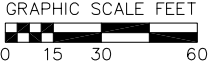
SEEDING NOTES:


- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH W DOT SEED MIX #40 OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

NOT FOR CONSTRUCTION



GRAPHIC SCALE FEET

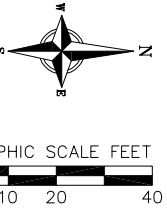




vierbicher
planners | engineers | advisors
Phone: (800) 261-3998

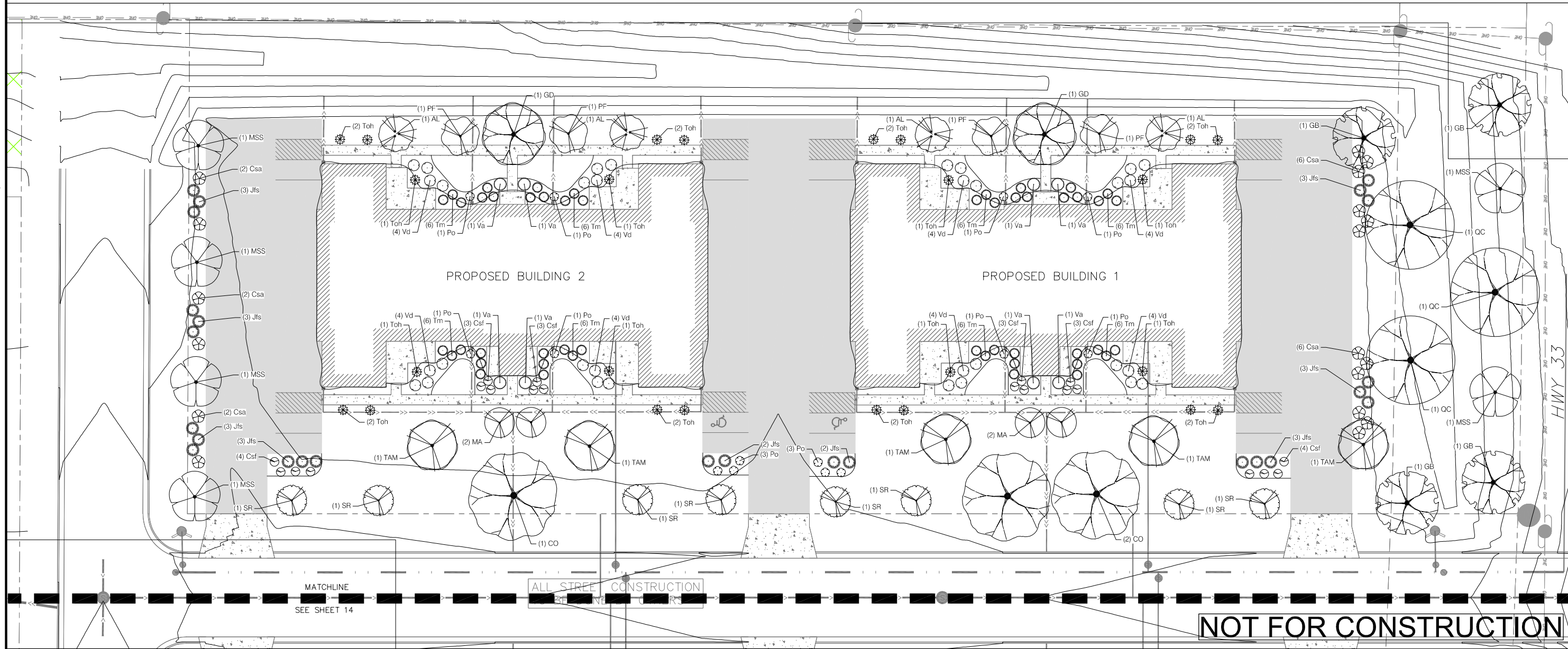
LANDSCAPE PLAN - OVERALL
GREENFIELD ESTATES - PHASE 1
PELTON BUILDERS
BARABOO, WISCONSIN

REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE
DATE SEP 2021					
DRAFTER AKAN					
CHECKED NPFA					
PROJECT NO. 210115					
SHEET 9 OF 16					



PLANT SCHEDULE

<u>MEDIUM DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
PF	Prunus sargentii 'Pink Flair' / Sargent Cherry
<u>TALL DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>
CO	Celtis occidentalis / Common Hackberry
TAM	Tilia americana 'McK Sentry' TM / American Sentry Linden
<u>CLIMAX TREES</u>	<u>BOTANICAL / COMMON NAME</u>
GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree
QC	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak
<u>LOW DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>
AL	Ametanchier laevis / Allegheny Serviceberry (multi-stem)
MA	Malus x 'Adirondack' / Adirondack Crabapple
MSS	Malus x 'Spring Snow' / Spring Snow Crabapple
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
<u>LOW EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Tm	Taxus x media 'Everlow' / Everlow Yew
<u>LOW EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar
<u>MEDIUM DECIDUOUS SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark
Va	Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum
<u>MEDIUM EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper
<u>TALL DECIDUOUS SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Csa	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood
Csf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood

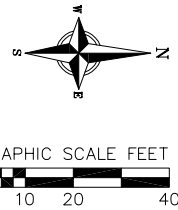


LANDSCAPE PLAN PHASE 1 - WEST
GREENFIELD ESTATES - PHASE 1
PELTON BUILDERS
BARABOO, WISCONSIN

DATE		SEP 2021	
DRAFTER		AKAN	
CHECKED		NPFA	
PROJECT NO.		210115	
SHEET		10 OF 16	

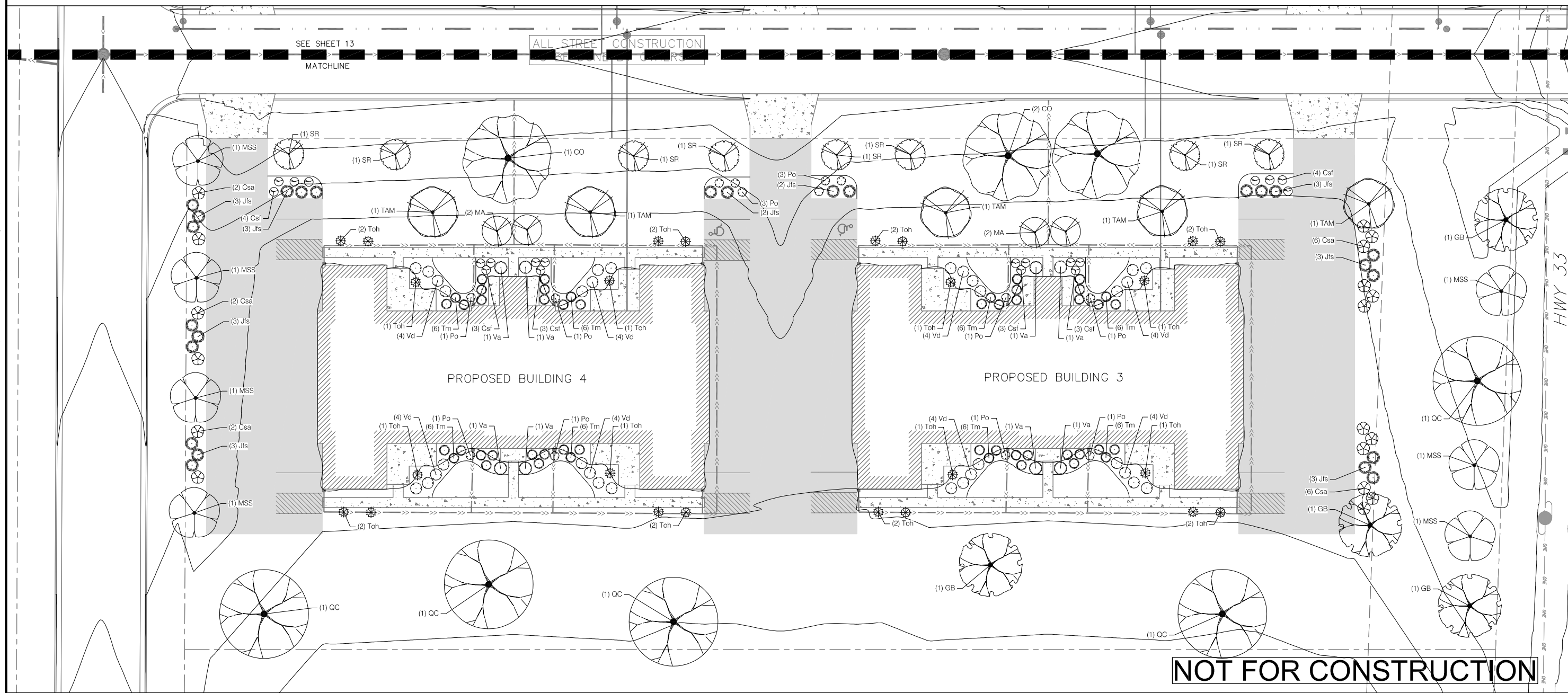
PLANT SCHEDULE

<u>MEDIUM DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
PF	Prunus sargentii 'Pink Flair' / Sargent Cherry
<u>TALL DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>
CO	Celtis occidentalis / Common Hackberry
TAM	Tilia americana 'McKsentry' TM / American Sentry Linden
<u>CLIMAX TREES</u>	<u>BOTANICAL / COMMON NAME</u>
GB	Ginkgo biloba 'Autumn Gold' TM / Maltendhalr Tree
QC	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak
<u>LOW DECIDUOUS TREES</u>	<u>BOTANICAL / COMMON NAME</u>
AL	Amelanchier laevis / Allegheny Serviceberry (multi-stem)
MA	Malus x 'Adirondack' / Adirondack Crabapple
MSS	Malus x 'Spring Snow' / Spring Snow Crabapple
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
<u>LOW EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Tm	Taxus x media 'Everlow' / Everlow Yew
<u>LOW EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar
<u>MEDIUM DECIDUOUS SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark
Va	Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum
<u>MEDIUM EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper
<u>TALL DECIDUOUS SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Csa	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood
Csf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

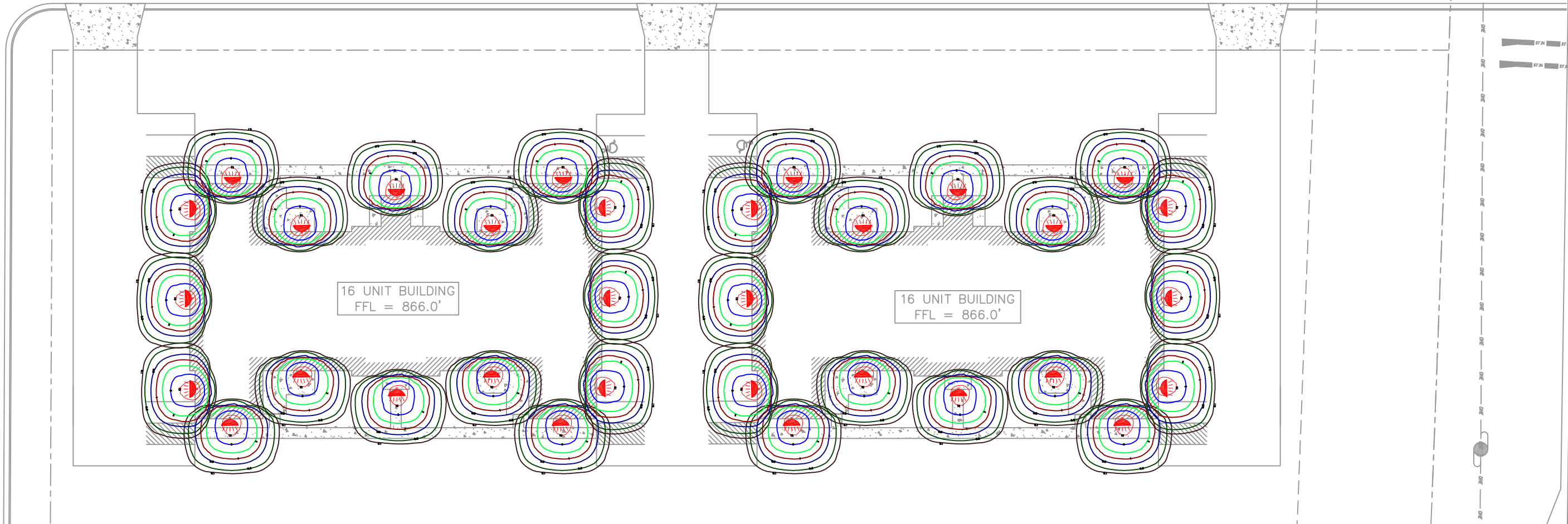


LANDSCAPE PLAN PHASE 1 - EAST

GREENFIELD ESTATES - PHASE 1

**PELTON BUILDERS
BARABOO, WISCONSIN**

DATE		SEP 2021	
DRAFTER	AKAN		
CHECKED	NPFA		
PROJECT NO.	210115		
SHEET	11 OF 16		



LIGHTING LEGEND

PROPOSED WALL PACK LIGHTING

0.5 LUMINAIRE

GRAPHIC SCALE FEET

0 10 20 40

HWY 33

LIGHTING PLAN
GREENFIELD ESTATES - PHASE I
PELTON BUILDERS
BARABOO, WISCONSIN

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
2021-09-03				
DRAFTER				
MGER				
CHECKED				
NPFA				
PROJECT NO.				
210115				
SHEET				
12 OF 17				

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898





EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
[R11] - COMPOSITE LAP SIDING	JAMES HARDIE - [ALT. LP SMARTSIDE]	LIGHT MIST - [ALT. BARELY THERE]
[R12] - COMPOSITE LAP SIDING	JAMES HARDIE - [ALT. LP SMARTSIDE]	NIGHT GRAY - [ALT. AGED SILVER]
COMPOSITE TRIM & FASCIA	JAMES HARDIE - [ALT. LP SMARTSIDE]	ARCTIC WHITE - [ALT. ALL WHITE]
[R13] - STONE VENEER	TBD	TBD
[R14] - CAST STONE BANDS & SILLS	EDWARDS CAST STONE	BLUFF
[R15] - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
[R16] - CANOPY & ROOF SCOFFS	JAMES HARDIE	ARCTIC WHITE
[R17] - ASPHALT SHINGLE ROOF	TAMKO	OXFORD GREY
[R18] - RAILINGS & HANDRAILS	TBD	BLACK









September 1, 2021

City of Baraboo
101 South Blvd.
Baraboo, WI 53913

To Whom It May Concern,

I am writing to request use of grant or incentive funds available to the City of Baraboo in support of sustainable building practices to be utilized during the development of the "Jackson Property" by Cornerstone Village, LLC.

As you know, we recently finalized a Developer's Agreement in which we will develop the "Jackson Property" with a combination of housing options to include apartments, duplexes, four-plexes and single-family residences. Within the Developer's Agreement, we agree, "to utilize sustainable building practices whenever practical, including, but not limited to..." Included within the list are items like installation of high-efficiency building systems and wiring/conduit for addition of electric vehicle charging stations. Efficiency features that we'd like to incorporate into the development of the multi-family housing include:

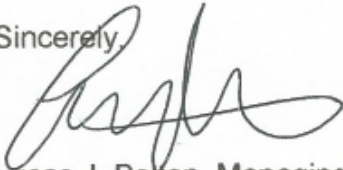
- Gas boilers for in-floor radiant heating systems to be placed within the multi-family apartment units
- Class AW Fixed windows with a U-factor of 0.36
- Class AW Operable windows with a U-factor of 0.43
- Slab insulation of 2-feet with an R-15 rating for multi-family housing
- Wall insulation with a U-factor of 0.051 (6" fiberglass)
- Ceiling insulation with a U-factor of 0.027 (12" fiberglass)
- Duct insulation with an R-8 rating for attic supply ducts
- Duct insulation with an R-6 rating for all ducts (not including attic ducts)
- Doors that are less than or equal to ½ lite will have a U-factor of 0.27
- Doors that are greater than ½ lite will have a U-factor of 0.32
- LED interior lighting
- Electric water heaters less than 55 gallons
- Energy star appliances: dishwashers, clothes washers, clothes dryers, air conditioners and ceiling fans
- WaterSense fixtures: bathroom faucets and showerheads
- Metal roofs

It is our desire and goal to make our multi-family housing as energy efficient as possible which will translate into cost savings for our future residents while also having less of an environmental impact. By agreeing to and implementing these more sustainable building practices, we incur larger up-front costs during construction. Cornerstone Village is already assuming large up-front costs for the development of this property

through placement of public infrastructure at the site and the overall scope of development so additional funding is crucial. As stated in the Developer's Agreement, "the City shall cooperate with the Developer to leverage available incentives or subsidies wherever (and to the extent) possible." I, on behalf of Cornerstone Village, ask the City of Baraboo to leverage their available grant or incentive funds to assist our business in making the development of the "Jackson Property" an energy-efficient development.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pelfon', with a stylized, flowing script.

Lucas J. Pelfon, Managing Member
Cornerstone Village, LLC